

**ORDINANCE NO. 20080131-114**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF EAST WILLIAM CANNON DRIVE AND MCKINNEY FALLS PARKWAY FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT, SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT, MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT, AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district, single family residence small lot (SF-4A) district, multifamily residence low density (MF-2) district, and community commercial (GR) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-06-0215D, on file at the Neighborhood Planning and Zoning Department, as follows:

A 20.962 acre tract of land, more or less, out of the Santiago Del Valle Grant, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the property at the southwest corner of East William Cannon Drive and McKinney Falls Parkway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

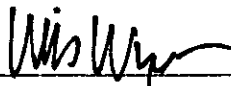
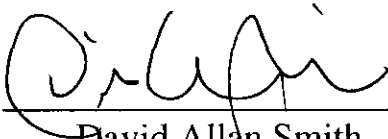
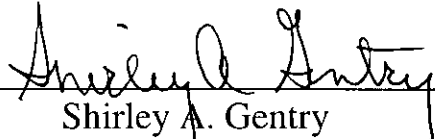
Automotive repair services  
Drop-off recycling collection facility  
Pawn shop services

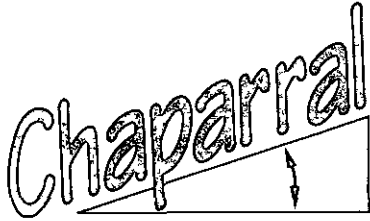
Automotive washing (of any type)  
Exterminating services

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on February 11, 2008.

**PASSED AND APPROVED**

	§	
	§	
<u>January 31</u> , 2008	§	<u></u>
		Will Wynn Mayor
<b>APPROVED:</b> <u></u>	<b>ATTEST:</b>	<u></u>
David Allan Smith City Attorney		Shirley A. Gentry City Clerk



**Professional Land Surveying, Inc.**  
**Surveying and Mapping**  
**Exhibit A**

C14-06-0215D

Office 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

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**20.962 ACRES**  
**FC PROPERTIES ONE, LTD.**

A DESCRIPTION OF 20.962 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 109.808 ACRE TRACT DESCRIBED AS TRACT VIII IN A SPECIAL WARRANTY DEED TO FC PROPERTIES ONE, LTD, EXECUTED MARCH 20, 1998, AND RECORDED MARCH 25, 1998 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 20.962 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

**BEGINNING** at a TxDot monument found at the intersection of the south right-of-way line of William Cannon Drive (right-of-way width varies) and the west right-of-way line of McKinney Falls Parkway (right-of-way width varies), the east line of the 109.808 acre tract and also being the southeast corner of a 0.560 acre tract described in Volume 13313, Page 1231 of the Real Property Records of Travis County, Texas,

**THENCE** with the west right-of-way line of McKinney Falls Parkway and the east line of the 109 808 acre tract, the following three (3) courses

1. South 17°55'35" East, a distance of 37 53 feet to a 1/2" rebar found;
2. South 27°30'59" West, a distance of 884.87 feet to a 1/2" rebar found,
3. South 21°49'26" West, a distance of 129.19 feet to a 1/2" rebar found, from which a 1/2" rebar found for angle point bears South 21°49'26" West, a distance of 71.83 feet,

**THENCE** over and across the 109.808 acre tract, the following eleven (11) courses.

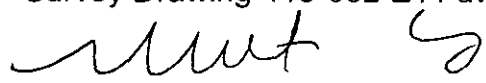
1. North 62°11'42" West, a distance of 129 00 feet to a 1/2" rebar with cap set,
2. North 27°48'18" East, a distance of 3.63 feet to a 1/2" rebar with cap set,
3. North 62°11'42" West, a distance of 729.25 feet to a 1/2" rebar with a cap set,
4. North 62°43'43" West, a distance of 89.05 feet to a 1/2" rebar with cap set,
5. North 70°05'16" West, a distance of 110.00 feet to a 1/2" rebar with cap set;
6. North 70°05'29" West, a distance of 32 19 feet to a 1/2" rebar with cap set;

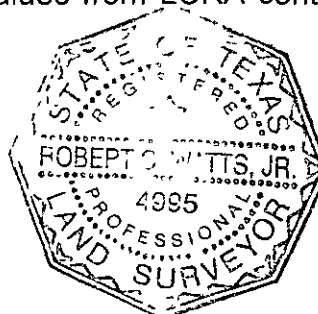
7. North  $20^{\circ}29'58''$  East, a distance of 20.83 feet to a 1/2" rebar with cap set for a point of curvature,
- 8 Along a curve to the right having a radius of 450.00 feet, a delta angle of  $42^{\circ}20'35''$ , an arc length of 332.56 feet and chord which bears North  $41^{\circ}40'07''$  East, a distance of 325.05 feet to a 1/2" rebar with cap set,
- 9 North  $62^{\circ}50'25''$  East, a distance of 280.43 feet to a 1/2" rebar with cap set for a point of curvature,
- 10 Along a curve to the left having a radius of 450.00 feet, a delta angle of  $50^{\circ}21'25''$ , an arc length of 395.50 feet and chord which bears North  $37^{\circ}39'43''$  East, a distance of 382.89 feet to a 1/2" rebar with cap set,
11. North  $12^{\circ}29'01''$  East, a distance of 47.87 feet to a 1/2" rebar with cap set in the south right-of-way line of William Cannon Drive and the south line of said 0.560 acre tract, from which a TxDot monument found bears along a curve to the left having a radius of 1363.06 feet, a delta angle of  $01^{\circ}29'37''$ , an arc length of 35.54 feet and chord which bears North  $78^{\circ}16'27''$  West, a distance of 35.53 feet,

**THENCE** with the south right-of-way line of William Canon Drive, the south line of the 0.560 acre tract and continuing over and across the 109.808 acre tract, the following four (4) courses.

- 1 Along a curve to the right having a radius of 1363.06 feet, a delta angle of  $15^{\circ}01'16''$ , an arc length of 357.35 feet and chord which bears South  $70^{\circ}01'00''$  East, a distance of 356.33 feet to a TxDot monument found,
2. South  $62^{\circ}30'20''$  East, a distance of 107.19 feet to a 1/2" rebar found,
3. North  $27^{\circ}17'01''$  East, a distance of 16.45 feet to a TxDot monument found;
- 4 South  $62^{\circ}29'01''$  East, a distance of 294.17 feet to the **POINT OF BEGINNING**, containing 20.962 acres of land, more or less.

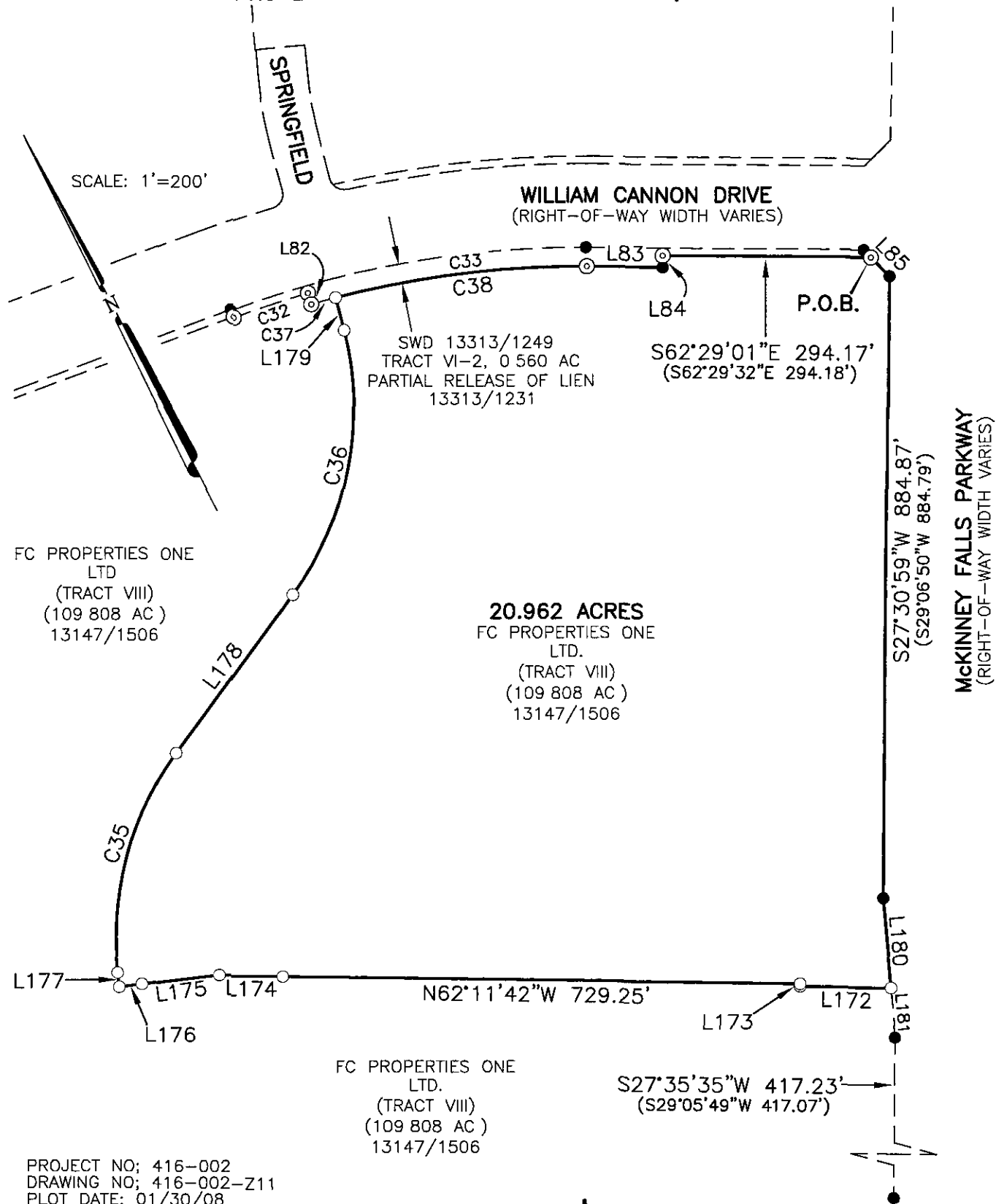
Based upon a survey made on the ground, April, 2004. Bearing Basis Grid azimuth for Texas Central Zone, 1983/93 HARN Values from LCRA control network Attachments: Survey Drawing 416-002-Z11 dwg

  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



1-30-08

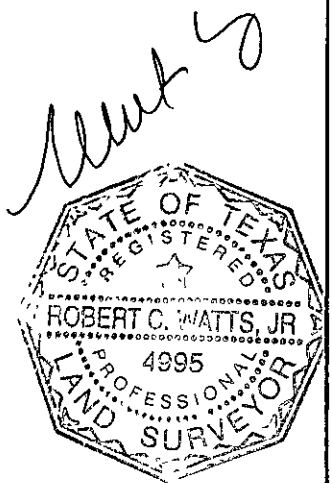
SKETCH TO ACCOMPANY A DESCRIPTION OF 20.962 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 109.808 ACRE TRACT DESCRIBED AS TRACT VIII IN A SPECIAL WARRANTY DEED TO FC PROPERTIES ONE, LTD., EXECUTED MARCH 20, 1998, AND RECORDED MARCH 25, 1998 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



PROJECT NO; 416-002  
DRAWING NO; 416-002-Z11  
PLOT DATE: 01/30/08  
DRAWN BY: COD  
PAGE 1 OF 2

Chaparral

LINE TABLE			
No	BEARING	LENGTH	(RECORD BEARING)
L82	S10°38'48"W	16.66'	(S10°59'45"W 16.40')
L83	S62°30'20"E	107.19'	(S62°29'35"E 107.08')
L84	N27°17'01"E	16.45'	(N27°30'25"E 16.40')
L85	S17°55'35"E	37.53'	(S17°30'45"E 52.37')
L172	N62°11'42"W	129.00'	—
L173	N27°48'18"E	3.63'	—
L174	N62°43'43"W	89.05'	—
L175	N70°05'16"W	110.00'	—
L176	N70°05'29"W	32.19'	—
L177	N20°29'58"E	20.83'	—
L178	N62°50'25"E	280.43'	—
L179	N12°29'01"E	47.87'	—
L180	S21°49'26"W	129.19'	—
L181	S21°49'26"W	71.83'	—



1-30-09

CURVE TABLE							
NO	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD CHORD)
C32	4°33'46"	1379.47'	54.96'	109.86'	109.83'	S81°29'22"E	(S81°17'10"E 109.87')
C33	16°30'54"	1363.06'	197.82'	392.89'	391.53'	S70°45'49"E	(S70°44'55"E 391.44')
C35	42°20'35"	450.00'	174.29'	332.56'	325.05'	N41°40'07"E	—
C36	50°21'25"	450.00'	211.55'	395.50'	382.89'	N37°39'43"E	—
C37	1°29'37"	1363.06'	17.77'	35.54'	35.53'	N78°16'27"W	—
C38	15°01'16"	1363.06'	179.71'	357.35'	356.33'	N70°01'00"W	—

#### LEGEND

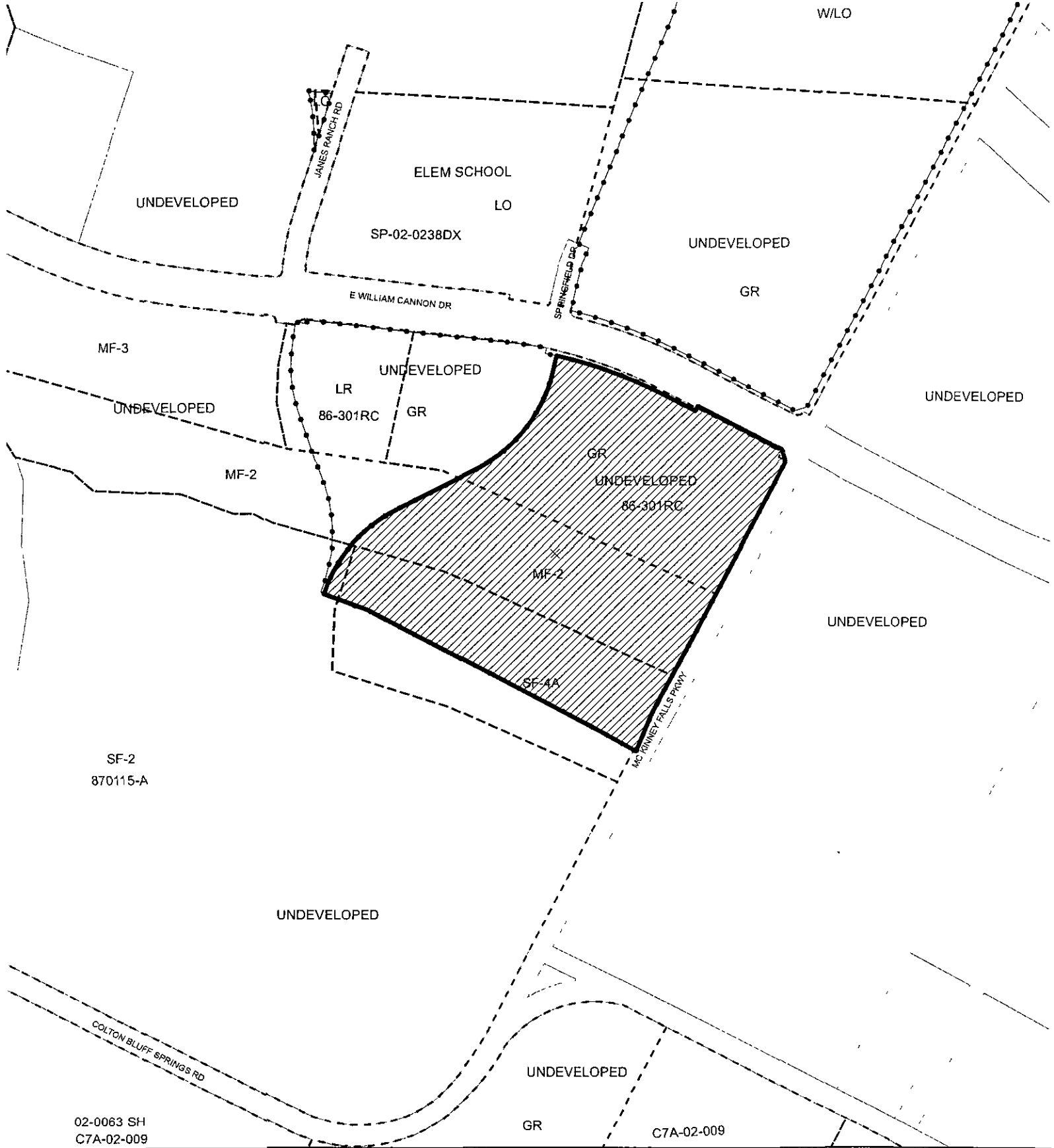
- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ TxDOT MONUMENT FOUND




PROJECT NO, 416-002  
DRAWING NO, 416-002-Z11  
PLOT DATE 01/30/08  
DRAWN BY COD  
PAGE 2 OF 2

BEARING BASIS GRID AZIMUTH FOR TEXAS  
CENTRAL ZONE, 1983/93 HARN VALUES FROM  
LCRA CONTROL NETWORK

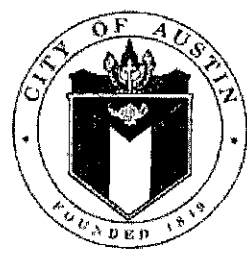
ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 416-002-Z11

*Chaparral*



- N
-  Subject Tract
  -  Zoning Boundary
  -  Pending Cases

**ZONING EXHIBIT B**  
**ZONING CASE#:** C14-06-0215D  
**ADDRESS:** SW CORNER OF E WILLIAM CANNON DR AND MCKINNEY FALLS PKWY  
**SUBJECT AREA:** 20.962 ACRES  
**GRID:** J13 K13  
**MANAGER:** W. WALSH



1" = 400' OPERATOR: S MEEKS

This map has been produced by G I S Services for the sole purpose of geographic reference  
 No warranty is made by the City of Austin regarding specific accuracy or completeness